

Housing Element
and
Fair Share Plan

Edison Township
Middlesex County

Adopted: December 15, 2008

Housing Element

Edison Township
Middlesex County

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 - Silvo Taranda
 - Sudhanshe Prasad
- Attorney: Edwin Schmierer, Esq.
 - Administrative Officer: Lillian Triola
 - Planning Consultants: Bignell Planning Consultants
 - Township Planner: Brandy Forbes

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 - Sudhanshu Prasad
 - Antonia “Toni” Ricigliano
 - Anthony Massaro
- Attorney: Jeffrey Lehrer, Esq.
 - Administrator: Anthony Cancro
 - Clerk: Reina Murphy

_____ License # 2575
It is certified that all copies of this document are in
conformance with the one signed and sealed by
Shirley M. Bishop, P.P.

Prepared by:
Shirley M. Bishop, P.P., LLC
993 Lenox Drive, Suite 200
Lawrenceville, NJ 08648
609-844-7720
shirleymbishop@aol.com

EDISON TOWNSHIP/MIDDLESEX COUNTY
HOUSING ELEMENT

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HOUSING ELEMENT

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EDISON TOWNSHIP
MIDDLESEX COUNTY

HOUSING ELEMENT

PREFACE

The Township of Edison is located in Middlesex County, in east central New Jersey. The Township has a land area of 30.17 square miles and is traversed by the New Jersey Turnpike and US Routes 1, 27 and 287. Edison is bordered on the north by Scotch Plains Township and Clark Township, on the west by Piscataway Township and South Plainfield Township, on the southwest by Highland Park Township, on the south by the Raritan River and on the east by Woodbridge Township.

Originally incorporated as “Raritan Township” in March 1870, Edison was formed from parts of Woodbridge and Piscataway Townships. In 1954, the name was changed from “Raritan Township” to Edison Township. This was done to distinguish Edison from other “Raritan Townships” in New Jersey and to commemorate one of Edison’s most famous residents.

A municipality's Housing Element must be designed to achieve the goal of providing affordable housing to meet the total 1987-2018 affordable housing need comprised of targeted Growth Share, the Prior Round obligation and the Rehabilitation Share. The regulations of the Council on Affordable Housing (COAH), N.J.A.C. 5:97 et seq., delineate a municipality's strategy for addressing its present and prospective housing needs, and, as such, each municipality's Housing Element must contain the following:

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;
2. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the 10 years subsequent to the adoption of the housing element, taking into account, but not necessarily limited to, construction permits issued, approvals for development and probable residential development of lands;
3. An analysis of the municipality's demographic characteristics, including, but not limited to, household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;

5. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing;
6. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing;
7. A map of all sites designated by the municipality for the production of low and moderate income housing and a listing of each site that includes its owner, acreage, lot and block;
8. The location and capacities of existing and proposed water and sewer lines and facilities relevant to the designated sites;
9. Copies of necessary applications for sewer service and water quality management plans submitted pursuant to Sections 201 and 208 of the Federal Clean Water Act, 33 U.S.C. §1251, et seq.;
10. A copy of the most recently adopted municipal master plan, and where required, the immediately preceding, adopted master plan;
11. For each designated site, a copy of the New Jersey Freshwater Wetlands map where available. When such maps are not available, municipalities shall provide appropriate copies of the National Wetlands Inventory maps provided by the U.S. Fish and Wildlife Service;
12. A copy of appropriate United States Geological Survey Topographic Quadrangles for designated sites; and
13. Any other documentation pertaining to the review of the municipal housing element as may be required by the Council.

I. INVENTORY OF HOUSING STOCK

A. Age

More than 64 percent of Edison's housing stock was built before 1979. Edison has a total housing stock of 36,018 units. The median year that a structure was built in Edison was 1971 according to the 2000 census.

TABLE 1

Age of Housing Units

<u>Dates of Construction</u>	<u>Structures</u>	<u>Percent of Total</u>
1939 or earlier	1,803	.05
1940 - 1949	2,042	.06
1950 - 1959	6,650	.18
1960 - 1969	7,113	.20
1970 - 1979	5,535	.15
1980 - 1989	8,636	.24
1990 - 1994	2,166	.06
1995 - 1998	1,757	.05
1999 - 2000	316	.01
TOTAL UNITS	36,018	100

Source: 2000 Census of Population and Housing

Units built before 1949 and contain 1.01 or more persons per room are highly correlated with substandard housing indicators. There were 3,845 units built before 1949 or 10 percent of the housing stock. This is an index utilized by COAH in determining the Rehabilitation Share. Edison had overcrowding and some units that lacked complete kitchen and plumbing facilities. This is generally an important indicator in calculating Edison's Rehabilitation Share and explains why Edison's Rehabilitation Share is 173 units.

B. Condition

Rehabilitation Share is the total deficient housing signaled by selected housing unit characteristics unique to each community. It is assumed that units so indicated will be prime candidates for rehabilitation. Characteristics indicating a need for rehabilitation are:

- (1) Persons per Room. 1.01 or more persons per room in housing units built 1949 or before. These are old units that are overcrowded.
- (2) Plumbing Facilities. Inadequate plumbing sufficient for rehabilitation is indicated by incomplete plumbing facilities, i.e., lack of hot and cold piped water, flush toilet or bathtub/shower.
- (3) Kitchen Facilities. Inadequate kitchen facilities signaling rehabilitation are indicated by the non-presence of kitchen facilities within the unit, or the non-presence of one of three components: a sink with piped water, a stove or a refrigerator.

These characteristics of deficient housing are nationally recognized indicators of housing inadequacy. Each one, properly identified and not double-counted or multiplied is enough to signal the call for unit rehabilitation. This is true not solely because the characteristic specified is itself debilitating but rather signals a unit that is either old or missing a basic component of normal housing services. These characteristics exist at the municipal level, are reported by the U.S. Census such that they can be isolated and not over counted, and individually indicate the need for structure rehabilitation.

The age of Edison's housing stock has been presented in Table 1. Tables 2 through 4 address the other surrogates of deficient housing.

TABLE 2

Persons Per Room

Persons Per Room	Occupied	Owner Occupied	Renter Occupied
1.01 to 1.50	1,235	380	855
1.51 to 2.00	903	179	724
2.01 or more	373	26	347
TOTAL	2,511	585	1,926

Source: 2000 Census of Population and Housing

TABLE 3

Plumbing Facilities

Complete plumbing facilities	35,960
Lacking complete plumbing facilities	58

Source: 2000 Census of Population and Housing

TABLE 4

Kitchen Facilities

Complete kitchen facilities	35,974
Lacking complete kitchen facilities	44

Source: 2000 Census of Population and Housing

Based on the above, COAH has determined that Edison has 173 housing units that are substandard and occupied by low and moderate income households.

C. Purchase and Rental Value

Approximately 81 percent of the owner-occupied housing units in Edison had values between \$125,000 and \$399,999. The median value was \$182,100.

TABLE 5

Owner-Occupied Housing
Unit Values

	<u>Units</u>	<u>Percent</u>
Less than \$49,999	815	.04
\$50,000 - \$59,999	131	.01
\$60,000 - \$69,999	82	.00
\$70,000 - \$99,999	526	.02
\$100,000 - \$124,999	1,665	.07
\$125,000 - \$149,999	3,103	.14
\$150,000 - \$174,999	3,995	.18
\$175,000 - \$199,999	3,211	.14
\$200,000 - \$249,999	3,727	.17
\$250,000 - \$299,999	2,294	.10
\$300,000 - \$399,999	2,049	.09
\$400,000 - \$499,999	504	.02
\$500,000 - \$749,999	245	.01
\$750,000 - \$999,999	78	.00
\$1,000,000 or more	37	.00
TOTAL	22,462	.99*

Median Value \$182,100

Source: 2000 Census of Population and Housing

*Does not add up due to rounding.

Of the 12,442 rental units with cash rent in Edison, 8,864 or 71 percent had rents between \$700 and \$1,249 per month. The median contract rent was \$847 per month.

TABLE 6

Contract Rent Values

With cash rent:

\$0 - \$ 99	165
\$100 - \$149	60
\$150 - \$199	137
\$200 - \$249	58
\$250 - \$299	59
\$300 - \$349	86
\$350 - \$399	14
\$400 - \$449	145
\$450 - \$499	211
\$500 - \$549	205
\$550 - \$599	266
\$600 - \$649	417
\$650 - \$699	758
\$700 - \$749	1,367
\$750 - \$999	5,598
\$1,000 - \$1,249	1,899
\$1,250 - \$1,499	689
\$1,500 - \$1,999	238
\$2,000 - or more	70
Total	12,442
 No cash rent	 209
 Median contract rent	 \$847

Source: 2000 U.S. Census of Population and Housing

D. Occupancy Characteristics and Types

Approximately 64 percent of the housing in Edison is owner occupied. Approximately 36 percent of the housing stock is rental.

TABLE 7

Tenure and Vacancy

	Housing Units
Total Occupied	35,136
Occupied:	
Owner Occupied	22,462
Renter Occupied	12,674
Vacant:	882
For rent	462
For sale only	93
Rented or sold, not occupied	209
For seasonal, recreational, or occasional use	52
For migrant workers	13
Other vacant	153

Source: 2000 Census of Population and Housing

E. Units Affordable to Low and Moderate Income Households

Units are affordable to low and moderate income households if the maximum sales price or rent is set within a COAH specified formula. A moderate income household is a household whose gross family income is more than 50 percent of median income, but less than 80 percent of median income for households of the same size within the housing region. A low income household is a household whose gross family income is equal to or less than 50 percent of median gross household income for a household of the same size within the housing region for Edison. Edison is in Region 3 which encompasses Middlesex, Somerset and Hunterdon counties.

Using current regional income limits adopted by COAH, a four person Middlesex County median household income is estimated at \$96,700. A moderate-income four person household would earn a maximum of \$77,360 (80 percent of regional median) and a four person low-income household would earn a maximum of \$48,350 (50 percent of regional median).

Income levels for one, two, three and four person households as of 2008 are given below:

TABLE 8**2008 Low and Moderate Regional Incomes**

Income	1 person	2 persons	3 persons	4 persons
Median	\$67,690	\$77,360	\$87,030	\$96,700
Moderate	\$54,152	\$61,888	\$69,624	\$77,360
Low	\$33,845	\$38,680	\$43,515	\$48,350

Source: COAH, 2008 Income Limits

Based on the qualifying formula in N.J.A.C. 5:80-26, the monthly cost of shelter which includes mortgage (principal and interest), taxes, insurance and homeowners or condominium association fees, may not exceed 28 percent of gross monthly household income based on a five percent downpayment. In addition, moderate income sales units must be available for at least three different prices and low income sales units available for at least two different prices. The maximum sales prices must now be affordable to households earning no more than 70 percent of median income. The sales prices must average 55 percent of median income.

Under COAH regulations, rents including utilities, may not exceed 30 percent of gross monthly income. The average rent must now be affordable to households earning 52 percent of median income. The maximum rents must be affordable to households earning no more than 60 percent of median income. In averaging 52 percent, one rent may be established for a low income unit and one rent for a moderate income unit for each bedroom distribution. In addition, 13 percent of all the affordable units must be affordable to households earning no more than 30 percent of median income. The utility allowance must be consistent with the utility allowance approved by HUD and utilized in New Jersey.

Edison currently has the following low and moderate income housing units that meet COAH criteria:

<u>NAME</u>	<u>TYPE</u>	<u>NUMBER</u>
Inman Grove	Rentals	240
Greenwood and Colonial Square Apartments	Rentals	332
Village Court Seniors	Senior Rentals	105
Catholic Charities Ozanam Family Shelter	Bedrooms	30
Cerebral Palsy Group Homes	Bedrooms	14
Spectrum for Living	Bedrooms	22
Amandla Crossing Transitional Housing	Apartments	28
Dungarven New Jersey Inc.	Bedrooms	4
Development Resources Corporation	Bedrooms	2
Volunteers of America	Bedrooms	4
Imani Park Transitional Housing	Apartments	16
Clara Barton Manor	Senior Rentals	46
A.M. Yelencsics Senior Citizen Housing	Senior Rentals	100
Clara Barton (Liddle Avenue)	Senior Sales	21
Truman Drive	Family Rental	22
Woodbridge Avenue	Family Rental	45

Edison has a 173-unit rehabilitation obligation. Edison has 54 eligible rehabilitation credits from April 1, 2000 to October 2008.

II. PROJECTION OF HOUSING STOCK

A. Building Permits

According to the New Jersey Department of Labor, Residential Building Permits Issued, there were 2,790 building permits issued in Edison from 1990-1999. There were 1,104 new residential building permits issued between 2000 through August 2008.

B. Future Construction of Low and Moderate Income Housing

Edison will address the future construction of low and moderate income housing in the Fair Share Plan.

III. DEMOGRAPHIC CHARACTERISTICS

A. Population

The population in Edison increased by 10 percent between 1990 and 2000. Table 9 illustrates the figures.

TABLE 9

Population

Year	Population
1990	88,680
2000	97,687

Sources: 1990 and 2000 Census of Population and Housing

TABLE 10**Population Characteristics****SELECTED POPULATION CHARACTERISTICS**

Approximately 48 percent of Edison residents are between the ages of 25 and 54 years. Interestingly, 20,401 residents or nearly 20 percent of the population are 55 or older.

	<u>Number</u>	<u>Percentage</u>
<u>TOTAL POPULATION</u>	97,687	100
<u>SEX</u>		
Male	47,933	.49
Female	49,754	.51
 <u>AGE</u>		
	<u>Male</u>	<u>Female</u>
Under 5 years	3,073	3,092
5 to 17 years	8,288	7,779
18 to 20 years	1,564	1,546
21 to 24 years	2,323	2,373
25 to 44 years	16,753	16,554
45 to 54 years	6,779	7,162
55 to 59 years	2,446	2,558
60 to 64 years	1,831	2,010
65 to 74 years	2,831	3,262
75 to 84 years	1,736	2,534
85 years and over	309	884

Source: 2000 Census of Population and Housing

B. Household Size and Type

A household profile of Edison shows that there were 35,136 households with a total household population of 95,587 in 2000. The average number of persons per household was 2.72.

TABLE 11**Household Profile 2000**

	<u>Total Number</u>
Households	35,136
Population of households	95,587
Persons per household	2.72

Source: 2000 Census of Population and Housing

TABLE 12**Household Type and Relationship**

Total	97,687
In households:	95,589
householder:	26,011
Male	20,986
Female	5,025
Spouse	21,963
child:	29,096
Natural born/adopt	28,454
step	642
grandchild	984
other relatives	2,046
non-relatives	1,125
In non-family households:	11,318
householders living alone	7,388
householders not living alone	1,719
Non-relatives	2,211
In group quarters:	2,098
Institutionalized population	1,174
Non-institutionalized population	924

Source: 2000 Census of Population and Housing

TABLE 13

Type of Housing Units by Structure

Units in Structure	Total Units
1, detached	18,458
1, attached	3,873
2	1,172
3 or 4	1,680
5 to 9	3,391
10 to 19	3,517
20 to 49	2,063
50 or more	1,635
Mobile home or trailer	221
Boat, RV, van, etc.	8
TOTAL	36,018

Source: 2000 Census of Population and Housing

C. Income Level

Approximately, 47 percent of the households in Edison earned between \$60,000 and \$149,999 according to the 2000 census.

TABLE 14
Household Income

<u>Household Income</u>	<u>Number</u>	<u>Percent</u>
\$0 –9,999	1,439	.04
\$10,000-\$14,999	1,053	.03
\$15,000-\$19,999	1,100	.03
\$20,000-\$24,999	1,166	.03
\$25,000-\$29,999	1,147	.03
\$30,000-\$34,999	1,394	.04
\$35,000-\$39,999	1,378	.04
\$40,000-\$44,999	1,521	.04
\$45,000-\$49,999	1,509	.04
\$50,000-\$59,999	2,927	.08
\$60,000-\$99,999	10,675	.30
\$100,000-\$149,999	5,984	.17
\$150,000-\$199,999	2,135	.06
\$200,000 or more	1,690	.05
TOTAL	35,118	.98*

Median Household Income \$69,746

Source: 2000 Census of Population and Housing

* Does not add up due to rounding.

D. Age

The age of the Edison population has been discussed under Section III, Demographic Characteristics, A. Population.

E. Marital Status

In 2000, there were more women than men over the age of 15 years in Edison. There were more males that never married. Of those widowed, 82 percent were females.

TABLE 15**Sex by Marital Status - Persons 15 Years and over**

Marital Status	Total	Male	Female
Total	78,999	38,561	40,438
Never Married	20,119	11,195	8,924
Now Married	49,540	24,732	24,808
Widowed	4,603	821	3,782
Divorced	4,737	1,813	2,924

Source: 2000 Census of Population and Housing

IV. EXISTING AND PROBABLE FUTURE EMPLOYMENT CHARACTERISTICS

Of the 50,253 Edison residents employed in the civilian labor force, 40 percent are in construction, manufacturing, wholesale trade, retail trade and transportation fields.

TABLE 16
Occupation
Employed Persons 16 Years and Over

	Male	Female	Total
Finance, insurance, real estate	2,950	2,425	5,375
Agriculture, Construction, manufacturing, wholesale trade, retail trade, transportation	12,643	7,310	19,953
Information	1,623	1,193	2,816
Arts, entertainment, recreation, accommodation and food services	1,327	1,143	2,470
Professional, scientific and technical services	4,830	2,789	7,619
Educational, health and social services	2,364	6,568	8,932
Public administration	993	444	1,437
Other services	845	806	1,651
Total	27,575	22,678	50,253

Source: 2000 U.S. Census of Population and Housing

According to the New Jersey State Data Center, Edison had a covered employment number of 74,972 in 2003.

TABLE 17
Status of Employment in Edison

	<u>AVG. UNITS</u>	<u>AVERAGE</u>
Utilities	11	209
Construction	193	1,795
Manufacturing	144	7,896
Wholesale trade	382	7,598
Retail trade	448	9,682
Transportation and warehousing	147	5,591
Information	46	1,681
Finance and insurance	116	2,506
Construction	74	909
Manufacturing	84	6,013
Wholesale trade	102	3,786
Retail trade	84	1,767
Transportation and warehousing	26	220
Information	36	5,058
Finance and insurance	35	1,167

Real estate and rental and leasing	29	270
Professional and technical services	216	6,769
Administrative and waste services	79	1,401
Educational services	12	290
Health care and social assistance	53	630
Arts, entertainment, and recreation	10	150
Accommodation and food services	55	1,100
Other services, except public administration	66	1,300
Unclassified entities	5	8
PRIVATE SECTOR	967	31,236
MUNICIPALITY TOTAL		
FEDERAL GOVT	1	116
MUNICIPALITY TOTAL		
LOCAL GOVT	9	1,776
MUNICIPALITY TOTAL		

The emerging employment trend in Edison is the slow down in the number of applications for site plan and subdivision approval over the past two months. This is the first time in years for Edison. Applicants are actually delaying public hearings for a month or two because they aren't ready to build due to the economy. This is a new trend. It is not a seasonal trend, it is a unique trend. If there are fewer site plans and subdivision applications, there will be less building permits and a grim employment outlook.

V. DETERMINATION OF TOTAL OBLIGATION FOR REHABILITATION AND PRIOR ROUND

A. REHABILITATION SHARE

Edison has a 173-unit rehabilitation obligation.

B. PRIOR ROUND OBLIGATION

Edison has a 965-unit obligation from the Prior Round.

VI. GROWTH SHARE OBLIGATION

Edison accepts the COAH residential and employment projections in Appendix F of COAH's rules. Edison accepts the 2,573 household projections and the 9,440 employment projections.

VI. ANALYSIS OF EXISTING AND FUTURE ZONING TO ACCOMMODATE GROWTH PROJECTIONS

Edison has sufficient existing zoning to accommodate COAH's Growth Share numbers as can be seen by the housing options selected.

A. Availability of Existing and Planned Infrastructure

Both the Middlesex Water Company and via the Edison Water Company provide water service to most of Edison. They are a public-private partnership operated by the E'Town Corporation. However, there are a few areas in Edison that are not in water service areas. They are served by individual wells, primarily in North Edison. E-Town Corporation currently serves Edison under a 20-year, long-term contract. There is sufficient water service in Edison to accommodate the present zoning and any anticipated zoning changes.

The Middlesex County Utilities Authority (MCUA) is a public entity that manages the county's wastewater service. Edison is part of the MCUA. Edison currently has no allocation limit. Almost all of Edison is in a sanitary sewer service area and there is sufficient capacity.

B. Anticipated Demand for Types of Uses Permitted by Zoning Based on Present and Anticipated Future Demographic Characteristics

Edison has been active in creating senior citizen housing options such as assisted living and active adult housing to accommodate an aging population. In addition, the township is reviewing a variety of housing types to meet the needs of young professionals. Finally, Edison is discussing a new main library in a central location as 55 percent of Edison's residents take advantage of the free library system.

C. Anticipated Land Use Patterns

Edison is providing for future growth and development/redevelopment primarily at the Ford Property, the Revlon Property and the Jackson Avenue Redevelopment Area. In addition, Edison is focusing on developing Clara Barton's downtown by forging a relationship between the downtown to the Clara Barton neighborhood. It should be noted that future land development will have a specific physical design that encourages a compact community.

D. Economic Development Policies

Edison is promoting economic development by encouraging strategic land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements that will support and identify roles for the township in the regional marketplace. Edison encourages job training and other incentives to retain and attract businesses. In addition, Edison supports private sector investment through supportive government regulations and policies.

E. Constraints on Development

1. State and federal regulations: Edison is not in the Pinelands, Highlands area or CAFRA and there are no known constraints.

2. Land ownership patterns:

Over 53 percent of the land acreage in Edison is residential while 22 percent is commercial/industrial. Between 1987 and 2003, Edison realized a drop in the number of vacant parcels. In 1987, there were 2,088 vacant parcels; in 2003, there were only 1,213 vacant parcels. Nearly 64 percent of the residential uses are owner-occupied while 36 percent are renter-occupied.

3. Incompatible land uses:

The RB zone contains non-conforming land uses and has the highest number of bulk variances. Edison is reviewing this zoning. In addition, any future zoning of the Revlon Property along Route 27 will be aware of existing uses which will continue and an effort will be made to minimize the creation of new non-conforming uses. Finally, the recommendations in the Master Plan regarding incompatible land uses are under consideration.

4. Sites needing remediation:

There are sites needing remediation in Edison. The extent of the remediation is not known and is the focus of an ongoing study by Edison.

5. Environmental constraints:

Edison is home to numerous Critical Environmental Sites. Wetlands are an important aspect of the hydrologic and hydraulic characteristics of Edison. These wetlands and requisite transition areas provide constraints on development for many of Edison's vacant parcels, both privately and publicly owned. In addition, there are 100 and 500 year flood hazard areas in Edison. A notably large flood plain area is the land immediately adjacent to the Raritan River in Raritan Center and around Kent's Neck. Another large flood area is the area in and around The Dismal Swamp with the 500 year flood hazard area extending further south to the area south of New Durham Avenue on the west side of Talmadge Road. There are also identified stream corridors with flood hazards and there are specific locations in Edison with recurring acute and chronic flooding problems that have been identified.

Edison has two critical wildlife habitats – The Dismal Swamp and the saline marsh found along the Raritan River.

6. Existing or planned measures to address any constraints:

In 2000, Edison had a consultant prepare a Drainage Investigation Report identifying storm water drainage problems within the township. The report identified specific areas of concern where flooding problems were recurring. Edison is correcting some of the

problem areas and is further investigating the other areas that are still under consideration.

FAIR SHARE PLAN

Edison Township
Middlesex County

I. EDISON TOWNSHIP AND AFFORDABLE HOUSING HISTORY

The Edison Township Planning Board adopted an amended Housing Element and Fair Share Plan on September 14, 1992 and received first round substantive certification from COAH on December 9, 1992. Edison did not file a cumulative second round plan with COAH and, as a result, was sued for exclusionary zoning. In 1999, Durham Associates, Inc. instituted litigation against Edison and there also was an intervenor claim against the Township by TWC Realty Partnership.

By an October 29, 1999 Consent Order, Edison's zoning regulations were declared to be unconstitutional for failure to provide a realistic opportunity for affordable housing. This Order resulted in a Builder's Remedy for Durham Associates. Subsequently, the township reached a settlement agreement with Durham Associates to develop an inclusionary rental development on a site on Truman Avenue.

In addition, there is a second settlement agreement with the intervenor, TWC Realty Partnership. This settlement agreement will also result in an inclusionary rental development on a site on Woodbridge Avenue.

Thereafter, the Court granted Edison Township "Final Judgment Approving Compliance and Affordable Housing Element and Fair Share Plan of the Township of Edison Master Plan with Conditions" (The "Final Judgment") on December 2, 2003. The Court extended the Final Judgment to December 2, 2009. It should be noted that Edison has addressed all of the Court's conditions. All documentation is on file with COAH.

In addition, Edison adopted a Resolution on June 28, 2006 that committed to file a Third Round Housing Element and Fair Share Plan with COAH by May 15, 2007. By filing this Resolution with both the Court and COAH, Edison was able to increase its residential development fee to one percent and its non-residential development fee to two percent. A copy of the Court approval was previously filed with COAH.

II. PREFACE

A municipality's affordable housing obligation is cumulative, and includes affordable housing need for the period 1987 to 2018. The affordable housing obligation consists of three components:

- Rehabilitation Share (2000)
- Prior Round Obligation (1987-1999)
- Growth Share (2000-2018)

A municipality's Rehabilitation Share is a measure of old, crowded, deficient housing that is occupied by low- and moderate-income households. Rehabilitation Share numbers from each

prior round are replaced with the latest round number because the numbers are updated with each decennial census.

A municipality may receive credit for rehabilitation of low- and moderate-income deficient housing units completed after April 1, 2000 provided the units were rehabilitated to the applicable code standard, the capital cost spent on rehabilitating a unit was at least \$10,000 and the units have the appropriate controls on affordability to ensure the unit remains affordable during the required period of time.

Rehabilitation credits cannot exceed the Rehabilitation Share and can only be credited against the rehabilitation component, not the new construction component.

The prior round obligation is the municipal new construction obligation from 1987 to 1999. Obligations from the first and second rounds have been recalculated to include the most recent data from the 2000 census. All municipalities participating in the COAH process must use these updated figures. COAH continues to offer credits, reductions, and adjustments that may be applied against the Prior Round Obligation (1987-1999) for affordable housing activity undertaken from 1980 to 1999.

III. REHABILITATION SHARE

The purpose of a rehabilitation program is to renovate deficient housing units. Deficient housing units are defined as units with health and safety code violations that require the repair or replacement of a major system. A major system includes weatherization, roofing, plumbing, (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and/or load bearing structural systems. Upon rehabilitation, the housing deficiencies must be corrected and the unit must comply with the applicable code standard.

A municipality must demonstrate that it has the capability to administer a rehabilitation program by either designating an experienced employee to administer the program or entering into an agreement with a governmental agency or private consultant to administer all or some of the program. A municipality must provide the consultant or municipal employee's credentials to administer the program as well as a procedures manual.

Rental units cannot be excluded from a municipal rehabilitation program. There must be at least 10-year affordability controls placed on both owner-occupied units and rental units. For owner-occupied units, these controls may be in the form of a lien filed with the appropriate property's deed. For rental units, the controls must be in the form of a deed restriction and may also include a lien. Units rehabilitated after April 1, 2000 are eligible for credits against the third round Rehabilitation Share.

The municipal investment for the rehabilitation of a unit must be at least \$10,000 per unit. Documentation must also be submitted demonstrating adequate funding source(s) and a resolution of intent to bond in the event there is a shortfall of funds.

A municipality is also required to prepare and submit a rehabilitation manual to COAH that summarizes the administration of the rehabilitation program including an affirmative marketing plan. The affirmative marketing program must clearly describe the outreach efforts to be used in implementing the program.

IV. PRIOR ROUND OBLIGATION

COAH has determined that Edison Township's Prior Round Obligation is 965 units.

With a Rehabilitation Share of 173 units, Edison has a pre-credited need of 1,138 units.

A. Rental Obligation and Rental Bonuses

The rental component is calculated as follows:

$$\begin{aligned} &.25 (\text{prior round obligation} - \text{prior cycle credits}) \\ &.25 (965 - 572) \\ &.25 (393) = 98 \end{aligned}$$

The maximum number of units for which a municipality may receive rental bonuses is also calculated in the formula above. One bonus is granted for family rental units and a 0.33 bonus is granted for age-restricted units.

Edison has a rental obligation of 98 units and may receive bonus credits up to that number.

1. Maximum Age-restricted Units.

A municipality may receive credit for age-restricted units according to the following formula:

$$\begin{aligned} &.25 (\text{prior round} - \text{prior cycle credits} + \text{rehabilitation share} - \text{rehabilitation credits}) \\ &.25 (965 - 572 + 173 - 54) \\ &.25 (512) = 128 \end{aligned}$$

Edison may receive credit for 128 age-restricted units.

B. Implementation of Rehabilitation Share

Edison has a 173 unit rehabilitation obligation. As such, the Edison Township Housing and Community Development Department has completed 54 rehabilitated homes. All homes were occupied by income eligible households and were below code and raised to code. At least one major system was repaired or replaced and a life lien was placed on the properties. More than \$10,000 was expended on hard costs. The Edison rehabilitation program is funded through the federal CDBG program. A copy of the Rehabilitation Manual was filed with COAH. Edison proposes to rehabilitate 11-12 homes per year.

C. Implementation of Prior Round Obligation

1. Prior Cycle Credits

In Edison's first round certified plan, COAH approved 572 prior cycle credits. The 572 units that received credits are contained in three (3) developments, each of which was constructed after July 1, 1980. The three developments were financed with HUD Section 236 funds. This program restricts occupancy to households of low and moderate income for 40 years.

The three developments are:

1. Inman Grove: 240 units located at Inman and Grove Avenues.
2. and 3. Greenwood and Colonial Square Apartments: 332 units located on either side of Grove Avenue.

All completed monitoring forms are on file with COAH.

2. Builder's Remedy Settlement Agreement Sites

a. Truman Drive Site: This site was the subject of a Builder's Remedy suit filed by Durham Associates. The number of housing credits is pursuant to the Court Order, dated August 23, 2001.

This builder's remedy site is approximately 12.3 acres, which is a portion of a larger site of 22.8 acres (Block 3B, Lots 18, 19 & 21). The site is located near the Piscataway Township line between Truman Drive and Stelton Road in the L-I Light Industrial zone.

Construction of 148 rental units is completed on this site with 22 family rental units and 22 rental bonuses. Piazza & Associates administers the units. The development is known as Rivendell II.

b. Woodbridge Avenue Site: This is a Builder's Remedy intervenor claim made by the TWC Realty Partnership. The settlement agreement permitted approximately 300 units, which includes 45 low and moderate income rental units and 45 rental bonuses on a site situated along the south side of Woodbridge Avenue near Raritan Center. (Block 396, Lot 5). Piazza & Associates will administer the units. The development is known as Centre Place at Edison and is nearly completed.

3. Prior Round Built Sites

a. Village Court Seniors: The site is located at Talmadge Road East (known as Block 594C Lots 4 & 5) and is part of the Edison Tyler Estate development which was previously approved by COAH. This facility, which opened in 1996, contains 105 age restricted rental units. These apartments are administered by Piazza & Associates. All documentation is on file with COAH.

b. Catholic Charities Ozanam Family Shelter: At the location of the former Camp Kilmer, known as Block 3-E, Lot 1-B-1, Ozanam Family Shelter is run by Catholic Charities.

The shelter sits on property previously owned by the U.S. Department of Defense, Department of the Army. This shelter provides 30 bedrooms for women and their children. Income qualification and verification is administered by Catholic Charities and by the Middlesex County Welfare Department, that also provides referrals.

The title to this site was transferred to the township in the form of a quitclaim deed which was executed by the Army. A copy of the lease was previously filed with COAH. Pursuant to that agreement between the Army and the township, the property must be maintained for homeless shelter purposes in perpetuity. The 30 bedrooms are eligible for COAH credit and 30 bonus credits as per the Court order. All documentation is on file with COAH.

c. Cerebral Palsy: There are three group home facilities on New Dover Road, Oak Drive and Watson Court, known as Block 546Q, Lot 12 with five bedrooms; Block 689, Lot 1 with five bedrooms, and Block 550, Lot 28 with four bedrooms. With a total of 14 bedrooms, the group homes are funded by federal grants and fees. All clients are registered with the State of New Jersey Division of Developmental Disabilities (DDD) and the units are licensed by the N.J. Department of Human Services. As a result, the township is eligible for 14 credits and one rental bonus. All documentation is on file with COAH.

d. Spectrum for Living: Three group home facilities are located on Waterford Drive and Spectrum Drive, known as Block 56 P, Lots 2 and 1.01 and are owned by Spectrum for Living Middlesex, Inc. Condominium at Waterford Drive has 10 bedrooms and the other two group homes at Spectrum Drive have a total of 12 bedrooms. These three group homes have 22 units in total. All clients are referred by DDD. The township is eligible for 22 credits. All documentation is on file with COAH.

e. Amandla Crossing Transitional Housing Program (known as Block 396, Lot 6) is on Woodbridge Avenue. This facility, which opened on June 1, 1991, is run by the Middlesex Interfaith Partners with the Homeless (MIPH). The home provides 28 apartments (one and two, and three bedroom units) to homeless single parents and their children. All residents are homeless and receiving Temporary Aid to Needy Families (TANF) benefits and are low/moderate income persons. Sixty-five percent of a person's TANF income must be paid for the housing and support services (which include childcare). The residents pay for their own food. This facility was on property owned by the U.S. Army with a deed transfer from the U.S. Army to Middlesex Interfaith Partners. The township is eligible to receive 28 credits.

This transitional housing facility provides program components such as training and childcare. The Court approved this housing for credit via a waiver request.

This transitional housing is part of program that has a goal of empowering families to break out of the cycle of homelessness. In addition to housing in fully furnished units, there is on-site childcare. Adult education and job training are also included in this program.

It is noted that the Court approved the waiver because the waiver was analogous to the rule regarding Assisted Living residences, which addressed the same issue of rent as a percentage of income. Within the context of that rule citation, the Court granted the requested

relief which reconciled the activities at both Amandla Crossing and Imani Park transitional housing facilities in Edison with the COAH rule permitting up to 80 percent of gross household income to be used for rent, food and services. All documentation is on file with COAH.

f. Dungarvin New Jersey, Inc: This group home on Kenmore Road (Block 1136, Lot 37), with four bedrooms has operated since November 2002. This site is owned by Chimes of Maryland. The group home houses individuals with a diagnosis of mental disabilities, all over the age of 18. The facility is licensed and funded by DDD. The township is eligible for four credits. All documentation is on file with COAH.

g. Development Resources Corporation: This group home on Riverview Avenue (Block 290, Lot 14A), contains two bedrooms and has operated since October 2002. The home is owned by the CIBC Foundation, Inc. The facility houses two persons with developmental disabilities and the residents are age 18 and above. The facility is licensed and funded by DDD. The township is eligible to receive two credits. All documentation is on file with COAH.

h. Volunteers of America/Mental Health Services: A group home on Plainfield Road (Block 557, Lot 12), owned by Volunteers of America contains four bedrooms. In operation since June 1999, this facility houses individuals with mental disability and the residents are 18 years of age and/or above. The New Jersey Division of Mental Health Services licenses the facility. The township is eligible to receive four credits. All documentation is on file with COAH.

i. Imani Park Transitional Housing Program: This transitional housing program located at Camp Kilmer (known as Block 3D, Lot 11), is also run by MIPH and consists of 16 apartments. Opened on June 24, 2001, the facility houses homeless families with one family member suffering from AIDS. All residents are homeless and will receive SSI and or Temporary Aid to Needy Families (TANF) benefits. The residents who receive TANF benefits pay 65 percent of their TANF income for housing and support services.

This program site was owned by the U.S. Army and administered by the General Services Administration. The U.S. Army issued MIPH a deed for this property.

This transitional housing facility provides program components such as training and childcare. Again, the Court approved a waiver request to permit up to 65 percent of income for rent and services. The township is eligible to receive 16 credits. All documentation is on file with COAH.

4. Shortfall

There is a shortfall of three units in the prior round plan. Edison will include three of the age-restricted rentals at the A.M. Yelencsics Senior Citizen Housing to address the shortfall (Block 266, Lot 48). Located at 100 Forrest Haven Avenue, this senior housing facility consists of 100 units, all of which are deed restricted for low income seniors. The township will utilize three of the 100 units to address the shortfall in the prior round plan with the remaining 97 units addressing growth share.

5. Inclusionary Units that Exceed Prior Round Obligation

(1) Clara Barton Manor: Located at the intersection of Amboy Avenue and Fourth Street (Block 730, Lot 8), the housing is owned by Clara Barton ALF, LLC. This senior housing project includes assisted living units and independent apartments for low and moderate income seniors, for a total of 46 units. The township will utilize these units for its growth share obligation.

This facility is an HMFA financed project. This facility received HMFA tax credits and utilizes a consulting firm to administer tenant income qualification and verification.

(2) Liddle Avenue: Known as the Village at Historic Clara Barton Condominiums, the site is located on Liddel Avenue and is an inclusionary, age-restricted for-sale development (Block 757, Lot 41). With a total of 105 units, 21 are for low and moderate income households 55 and over. The condominiums received COs during 2006 and 2007. The affordable units are administered by Piazza & Associates.

F. SUMMARY OF PRIOR ROUND PLAN

<u>PROJECT</u>	<u>TYPE</u>	<u>STATUS</u>
Prior Round Plan:		
Prior Cycle Credits: Inman Grove; Greenwood & Colonial Square	572	Built
Rivendell II	22 Family Rentals 22 Bonuses	Built
Centre Place at Edison	45 Family Rentals 45 Bonuses	Under Construction
Village Court Seniors	105 Senior Rentals	Built
Ozanam Shelter	30 Bedrooms 30 Bonuses	Built
Cerebral Palsy	14 Bedrooms 1 Bonus	Built
Spectrum for Living	22 Bedrooms	Built
Amandla Crossing	28 Apartments	Built
Dungarvin	4 Bedrooms	Built
Development Resources	2 Bedrooms	Built
Volunteers of America	4 Bedrooms	Built
Imani Park	16 Bedrooms	Built
Yelencsics Senior Housing	3 Senior Rentals	Built
TOTAL	965	
Surplus for Growth Share:		
Clara Barton Manor	46 Senior Rentals	Built
Yelencsics Senior Housing	97 Senior Rentals	Built
Liddle Avenue	21 Senior Sales	Built
TOTAL	164 Senior Units	

V. GROWTH SHARE OBLIGATION

The Fair Share Plan includes the projects and strategies to address an affordable housing obligation and any municipal ordinance in draft form that a municipality is required to adopt as a requirement of certification. The Fair Share Plan is based upon the municipal fair share obligation calculated by COAH. The planning board adopts the Fair Share Plan and it is endorsed by the governing body prior to the petition for substantive certification. The proposed implementing ordinances may be adopted prior to substantive certification but in any event must be adopted no later than 45 days after COAH grants substantive certification.

The Fair Share Plan consists of a proposal on how a municipality intends to provide for its affordable housing obligation. Once certified, the plan will be monitored by COAH to verify that the construction or provision of affordable housing is in proportion to the actual residential growth and employment growth.

COAH rules have a number of different provisions regulating the development of affordable housing. The options available to meet the 2000-2018 fair share obligations include:

- Municipal zoning
 - Zoning for inclusionary developments
 - Redevelopment districts/sites
- Municipally sponsored new construction and 100 percent affordable developments
- Alternative living arrangements
 - Permanent supportive housing
 - Group homes
 - Congregate housing
 - Residential health care facilities
- Accessory apartments
- Market to affordable program
- Municipally sponsored rental program
- ECHO (elder cottage housing opportunities) housing
- Assisted living residences
- Affordable housing partnership program
- Expanded crediting opportunities
- Extension of affordable units with expiring controls
- Age-restricted housing
- Rental housing with bonus credits
- Very low-income housing with bonus credit

A. Projected Growth Share

Edison Township has a targeted growth share obligation of 1,105 units that was reduced to 1,018 because of exclusions

B. The rental component is calculated as follows:

$$\begin{aligned} &.25 (1,018) \\ &.25 (1,018) = 255 \end{aligned}$$

Therefore, Edison has a 255-unit rental obligation.

Only half of the rental obligation may be age-restricted. Any rental units open to the general public that are in excess of 255 units are eligible for rental bonuses.

C. Maximum Age-Restricted Units

Edison may age-restrict 25 percent of the affordable units in Edison or 254 units.

V. IMPLEMENTATION

Surplus Age-Restricted Units

Edison will include the 164 surplus age-restricted rental apartments to address a portion of its growth share obligation. All documentation is on file with COAH.

Camp Kilmer Permanent Supportive Housing

The Camp Kilmer Collaborative is an alliance of non-profit housing providers and supportive service providers working as a sub-committee of the Middlesex County Continuum of Care's Ten Year Planning Committee to End Chronic Homelessness. The Collaborative plans to develop 120 units of affordable housing in two phases in Edison at the Camp Kilmer site. Phase I will contain 30 permanent supportive apartments. Each apartment will have a lease.

Phase II will contain 90 rental units open to the general public.

To be known as Camp Kilmer Homes, the present housing design concept for Phase I is limited to new construction currently proposed for the unimproved area in the northern portion of the site, beyond the main parking lot and immediately adjacent to the existing Catholic Charities complex. Phase II is proposed in the same vicinity and will occupy a portion of what is now a parking lot that serves the existing military buildings.

The total acreage for Phases I and II is 5.9 acres. The households in Phase I, the permanent supportive housing, will receive supportive services and employment programs. There will be a separate Notice of Interest (NOI). Funding is expected from the New Jersey Special Needs Housing Trust Fund, the Federal Low Income Tax Credit Program, the Middlesex County HOME Program and New Jersey's Home Express Program for the development of the proposed housing.

Financing to subsidize the rents of the very low households is expected from the Shelter and Care Project-based rental subsidies and the State Rental Assistance Program.

The supportive services are anticipated to be funded through New Jersey's Division of Mental Health Services and the Middlesex County Department of Human Services.

C. Group Home Bedrooms

Edison is including 45 new group home bedrooms in its plan.

Triple C has already provided a two-family house with two separate apartments each containing two bedrooms for a total of four units of shared living bedrooms. Located at 26 Market Street, the two family house contains one three-bedroom and one two-bedroom unit. Renovations were undertaken.

Triple C has a second home located at 21 Knapp Avenue that contains two two-bedroom units for special needs residences for four units of shared living bedrooms.

Edison has a track record in securing experienced providers of group homes and has allocated \$975,000 in its spending plan for group home bedrooms.

D. Market to Affordable Program

Edison is proposing a 427 unit Market to Affordable Rental Program. This will require a waiver to N.J.A.C. 5:97-6.9 (b) 4; the waiver request is in the narrative of the Petition Application. By regulation, Edison may propose up to 199 Market to Affordable units. However, Edison is proposing to buydown 427 family rental units. Included in the Appendices is a partial listing of 6,942 market rate rental apartments in Edison with the number of bedrooms and range of rents. Actually, the 2000 census shows 12,674 rental units in Edison. Clearly, there is sufficient rental housing to accommodate 427 buydowns.

Edison will provide a minimum subsidy of \$25,000 for each moderate income unit and a minimum of \$30,000 per unit to subsidize a low income unit. The maximum rent for a moderate income household will be affordable to households earning no more than 60 percent of median income and the maximum rent for a low income unit will be affordable to households earning no more than 44 percent of median income.

All buydown units will be certified to be in sound condition as the result of an inspection by Edison's licensed building inspector. Edison will retain an experienced consultant(s) to administer the Market to Affordable Program. Edison is proposing approximately 46 buydowns per year until the required number is addressed.

Edison will utilize development fee funds for the buydown program and has allocated \$11,742,500 in its spending plan.

Edison will also adopt a Resolution of Intent to Bond for any shortfall of funds.

E. Rental Bonuses

Edison is calculating 254 rental bonuses from its Market to Affordable, which is the maximum number permitted.

F. SUMMARY OF GROWTH SHARE PLAN

<u>PROJECT</u>	<u>TYPE</u>	<u>STATUS</u>
Clara Barton Manor	46 Senior Rentals	Built
Yelencsics Senior Housing	97 Senior Rentals	Built
Village @ Historic Clara Barton	21 Senior Sales	Built
Camp Kilmer	90 Family Rentals	Proposed
Camp Kilmer Perm-Supportive	30 ALA	Proposed
Triple C-26 Market	4 ALA	Completed
Triple C-21 Knapp	4 ALA	Completed
Group Homes	45 ALA	Proposed
Market to Affordable	427 Family Rentals	Proposed
Rental Bonus	254 Family Rentals	Proposed
	TOTAL	1,018